

**MINUTES OF A REGULAR MEETING  
OSWEGO VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
OSWEGO VILLAGE HALL  
100 PARKERS MILL, OSWEGO, ILLINOIS  
December 4, 2018**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

President Gail Johnson called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance to the Flag of the United States of America.

**ROLL CALL**

Physically Present: President Gail Johnson and Trustees Ryan Kauffman, Karin McCarthy-Lange, Pam Parr, Luis Perez, Judy Sollinger and Joe West.  
Staff Present: Dan Di Santo, Village Administrator; Christina Burns, AVA/HR Director; Tina Touchette, Village Clerk; Jeff Burgner, Police Chief; Jennifer Hughes, Public Works Director; Rod Zenner, Community Development Director; Corinna Cole, Economic Development Director; Jay Hoover, Building & Zoning Manager; Jenette Sturges, Community Engagement Coordinator-Marketing; and Marron Mahoney, Village Attorney.

**CONSIDERATION OF AND POSSIBLE ACTIONS ON-ANY REQUESTS FOR ELECTRONIC PARTICIPATION IN MEETING**

There was no one who participated electronically.

**RECOGNITIONS/APPOINTMENTS**

D.1. Presentation by Dr. Tokars, Kendall County Health Department

Dr. Tokars briefly discussed the work space available, at the new Police Headquarters, for the Kendall County Health Department to coordinate services for victims and offer mental and health counseling on-site. The space provides a safe and positive space for children and families. She thanked members of staff and Board members thoughtfulness and commitment to the health department. The services cost nothing to the Board. President Johnson noted that it was a pleasure to be able to partner with other services at no cost.

**PUBLIC FORUM**

Public Forum was opened at 7:07 p.m.

Shawn Beaudette addressed the Board regarding the Shodeen development at the old lumber yard. He asked questions about the sale price of the land; how much it was being sold for; parking deck; how much the Village is contributing; infrastructure; façade grant; and bonds. The timeframe and project details were explained to him by staff.

Kit Kuhrt addressed the Board regarding the Shodeen development at the old lumber yard. He asked questions regarding the tax value; property taxes; TIF; SSA; sales tax; retail space at the project; how the project is affecting the schools; parking spaces; why choosing this type of development versus retail; whether the property was given to Shodeen; four houses purchased. Staff noted students generated by the project will require the developer to pay. The project phases were explained to him by staff. President Johnson asked him to provide a list of questions for staff to follow-up with.

There was no one who requested to speak; the Public Forum was closed at 7:21 p.m.

## STAFF REPORTS

Administrator Di Santo- pleased with the openness of IDOT to discuss Washington Street crossings; they will be conducting studies; staff will be meeting with IDOT in January; IDOT is interested in more information about future development in the downtown area; staff is hopeful in getting traffic signals. He also congratulated Director Cole on graduating with a certificate of Economic Development. Additionally, he noted that there are no items for the December 18, 2018 Committee of the Whole meeting. Staff is looking at holding a Board meeting at 6:00p.m. No objections from the Village Board. Staff will be canceling both meetings on December 18, 2018 and holding a Special Village Board meeting at 6:00 p.m.

Manager Hoover- provided the most recent permit activity for one and two-family homes and multi-family homes. Staff has not seen an increase like this in a decade; does not include the Shodeen development; exceeds expectations; over 4,000 inspections conducted this year.

Director Cole and Jenette Sturges updated the Board on Christmas Walk. They thanked the Village Board for attending and volunteering; 110 organizations participated in the event; nothing could have been done without Julie Hoffman; special shout-out to Public Works, Mark Runyon, Jay Hoover, Steve Raasch, Amy Bates, Amy Densberger, Jose Zavala, Natalie Zine, Harry Bell, the Police Department and the Grinch; no tax dollars were spent; many sponsors contributed; the number of organizers doubled, not including the food trucks; really lucky with the weather.

Director Hughes- updated the Board on leaf collection and snow plowing; staff has been through every zone twice; staff has been collecting data for 7 years; started overtime on November 15<sup>th</sup>; staff worked the Friday through Sunday after Thanksgiving; had to convert the equipment for snow plowing and salting; blizzard hit with heavy wet snow; have new contractors for the downtown sidewalks and cul-de-sacs; had to clear a lot of snow in the downtown ahead of Christmas Walk; resumed leaf collection yesterday; two years ago, staff did not finish leaf collection until January 24<sup>th</sup>; staff is collecting in Zone A now; two weeks left; will be highly weather dependent; leaves are freezing and clogging in the machines; have never been done with leaf collection by December; other communities are in the same boat; hats off to Public Works staff for getting this done; it's a tedious, dirty, tough job; need to take leaves to farms for composting; zones are large; asking for patience; 160 center line miles in Oswego; 3-4 staff members do the pick-up and dropping off of leaves; depends on equipment availability; takes a half day to convert a truck over for snow plowing; have 20+ contractors for snowplowing; thank you to Jay Hoover, Jose Zavala and Steve Raasch for helping out. President Johnson thanked staff and the crew.

## CONSENT AGENDA

- G.1. November 13, 2018 Committee of the Whole Minutes
- G.2. November 13, 2018 Regular Village Board Minutes
- G.3. November 13, 2018 Closed Session Minutes (Approve, but Not Release)
- G.4. Ordinance Granting a Fourth Amendment to the Final Planned Unit Development for Walmart Located at 2300 US Highway 34 (First Read of Ordinance, Waiver of Second Read)  
**Ordinance No. 18-96**
- G.5. Resolution Authorizing the Release of Certain Closed Session Minutes.  
**Resolution No. 18-R-98**
- G.6. Ordinance Amending Title 3 Chapter 1; Title 3 Chapter 2; Title 3 Chapter 5; Title 3 Chapter 7; Title 3 Chapter 38 and Title 6 Chapter 5 to Include Human Trafficking Notice Requirements. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 18-97**

A motion was made by Trustee Kauffman and seconded by Trustee Sollinger to approve the Consent Agenda; Approving the November 13, 2018 Committee of the Whole Meeting Minutes; Approving the November 13, 2018 Regular Village Board Minutes; Approving, but not Releasing the November 13, 2018 Closed Session Minutes; and approving the following ordinances and resolution:



he/she may be required to remove the deck at any time. This letter of acknowledgement shall be recorded against the property.

Board and staff discussion focused on future homeowner's notification; Planning & Zoning Commission approved with one vote of no due to not meeting the standards of hardship; variance does not set a precedence; petitioner is good with the letter of acknowledgement. There was no further discussion.

A motion was made by Trustee Kauffman and seconded by Trustee West to approve an Ordinance Granting a Variance to Zoning Ordinance Section 10.01 to Reduce the Setback for Accessory Structures from Five (5) Feet to Three (3) Feet for a Deck at 700 Buckskin Drive. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman	Karin McCarthy-Lange
Pam Parr	Luis Perez
Judy Sollinger	Joe West

Nay: None

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

J.2. Ordinance Granting a Final PUD and Subdivision Plat for The Reserve at Hudson Crossing to Allow for the Development of Two Mixed Use Buildings at 13, 15, 19, 27, and 59 S. Adams Street. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 18-99**

Director Zenner addressed the Board regarding a final PUD for The Reserve at Hudson Crossing. In December 2017, the Village Board approved a request to rezone the property to B-3 Community Service and Wholesale District and Preliminary PUD and Subdivision Plat to allow for the development of two mixed-use multi-story buildings containing 245 residential units, 12,000 square feet of retail space, 447 garage parking spaces and 29 on street parking spaces. In July 2018, the Village Board approved a major change to the preliminary PUD to revise the number of residential units in the southern building, to change the exterior elevations of the buildings, and to document the inclusion of the IDOT right-of-way parcel that the Village had acquired along Washington Street. The revised approved plan provided 280 residential units, 10,000 square feet of retail/commercial space, 448 public parking spaces in two parking decks, and 72 on street parking spaces. The Final PUD and Subdivision Plat are in substantial compliance with the preliminary plans approved in July of 2018 with minor changes to the subdivision plat, streetscape, and building elevations.

#### Subdivision Plat

The proposed Final Subdivision Plat incorporates the existing parcels, as well as the IDOT right-of-way, as indicated on the preliminary subdivision plat approved in July of 2018. The proposed buildings will be located near or at the proposed property lines. During the final engineering review process, it was identified that in some areas, portions of the public streetscape may be located on Shodeen's private property between the public right-of-way and the buildings. Therefore, the Final Plat provides easements to allow the Village to access these improvements as necessary.

#### Streetscape

The Final PUD provides detail plans for the proposed streetscape:

- Harrison Street
  - Plan provides for a 12-foot wide area for a sidewalk and landscaping
  - Gateway feature will be provided at the corner of Harrison and Washington Street
  - Entrance to Hudson Crossing Park will be adjusted and centered at the intersection of Harrison Street and Jackson Street
    - ✓ Working with the Oswegoland Park District on the design

- ✓ Entrance will provide a gathering area in front of the gates that is protected from vehicular traffic at the intersection
  - Harrison Street will be raised to accommodate the proposed development
  - An entrance containing both stairs and a ramp will provide access from the entrance down into the park site
- Jackson Street
  - Provide a pedestrian access corridor between Main Street and Hudson Crossing Park
    - ✓ Will contain opportunities for public art
  - Jackson Street will be improved with curb and gutter
  - 42 new on-street parking spaces
  - 12-foot-wide pedestrian streetscape area
  - Intersection with Harrison Street will contain two islands for landscape and benches
  - Mid-block island that will contain seating areas and future public art
  - Intersection of Jackson and Adams will contain a large wide-open corner to provide access to the residential portion of the first (southern) building
  - Intersection adjacent to the northern building will contain a large island designated for seating and future public art
- Adams Street
  - Two public plazas
    - ✓ Intersection of Jackson Street
    - ✓ Washington Street
  - Additional on-street parking spaces along the east side of the street
- Washington Street
  - Widest streetscape area to provide access to future commercial/retail area
  - Commercial access walk is approximately 12 feet wide to accommodate tenants and potential space for outdoor dining
  - Secondary sidewalk along Washington Street with two large landscape planters located between the two sidewalks
  - Washington Street has a change in grade between Adams and Harrison Street requiring a single stair mid-block and five steps near the Harrison Street intersection
    - ✓ Stairs are limited to the connecting sidewalks
  - Will provide for ADA accessibility
- Brick Pavers
  - Incorporated at key locations
    - ✓ Crosswalks
    - ✓ Outdoor patio areas
    - ✓ Landscape and public art islands
    - ✓ Along Washington Street

#### Building Elevations

- Provide a mix of masonry materials for the exterior walls
- Face brick will be located:
  - Along the exterior walls of the southern building's parking garage structure
  - Front wall of the first-floor retail
  - At the corners of Washington and Harrison, Washington and Adams, and Adams and Jackson (both buildings)
- Tall hip roof element at the corner of Harrison and Washington to emphasize it as a key corner to the downtown
- Main portion of the residential floors will contain fiberboard horizontal siding

- Top floor utilizing a cement shingle to reduce the amount of horizontal siding and to provide a tie to the gabled roof elements
- Face brick and siding will be separated by a limestone band
- More limestone type material along the first floor of the building and the exterior of the parking deck
  - Will improve the overall appearance of the building by breaking the large amount of brick that was originally proposed
  - Limestone elements are similar to Tap House building
  - Additional limestone, along the first floor, ties into the color and materials of the stone pillars of the fence and arches of Hudson Crossing Park
- Roof structure at the northeast corner of the building (corner of Adams and Jackson)
  - Corner will contain the main entrance to the residential portion of the development
  - Adjusting the direction and size of the gable to reduce its visual impact from Main Street to Hudson Crossing Park
- Larger window openings in the parking deck along the Harrison Street façade
- Additional siding along the Harrison Street frontage
- Reduced number of louvers on the east elevation
- Adding an arch, gabled vents and transoms to the northeast and southwest corners

Board, staff and developer discussion focused on the four houses on Adams Street; allowing the Police and Fire Departments to train in the houses before the demo; demo within 30-90 days; contracting for asbestos abatement; stabilizing the Adams Street (north) site with gravel for parking purposes; erosion mat for grass cover; developer has a couple years to develop the north building; developer must use the north site as public purpose up to being developed; no restrictions on when the north building can be developed; could start on the north building any time; excited to see spaces for public art; thank you to the Park District for working with staff to reconstruct/redesign the park entrance; great improvement to the park; closing on the four houses on December 11<sup>th</sup>. President Johnson thanked the developer and the Village Board. There was no further discussion.

A motion was made by Trustee Perez and seconded by Trustee Kauffman to approve an Ordinance Granting a Final PUD and Subdivision Plat for The Reserve at Hudson Crossing to Allow for the Development of Two Mixed Use Buildings at 13, 15, 19, 27, and 59 S. Adams Street. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman Pam Parr Judy Sollinger	Karin McCarthy-Lange Luis Perez
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Nay: Joe West

The motion was declared carried by a roll call vote with five (5) aye votes and one (1) nay vote.

J.3. Ordinance Authorizing the Approval of an Amendment to the Lease Agreement with Firehouse Pizza and Pub, LLC, Concerning 65 W. Washington Street. (First Read of Ordinance, Waiver of Second Read) **Ordinance No. 18-100**

Administrator Di Santo addressed the Board regarding the approval of an amendment to the lease agreement with Firehouse Pizza and Pub. On September 20, 2011, the Village Board approved an agreement with Firehouse Pizza & Pub, LLC (Firehouse) to lease with an option to purchase the Village owned property at 65 W. Washington Street. Firehouse subsequently improved the subject property into Firehouse Pizza and Pub, as a bar/restaurant. During construction in April 2012, the retaining wall located near the rear of 63 and 65 W. Washington collapsed due to heavy rainfall. The cost to replace the wall was \$29,507.06; the majority of which was paid for by Firehouse (\$23,060.74). The Village paid the remainder (\$6,446.32). Additionally, the Village agreed to split the cost of the water line extension (\$17,930.50 each) via a credit at closing. On December 3, 2013,

the Village re-subdivided the properties to apportion the retaining wall area to the Firehouse property at 65 W. Washington Street.

To accommodate the Mexican Restaurant's proposed redevelopment of 63 W. Washington Street, Firehouse has agreed to amend their lease to vacate the retaining wall area. The Mexican Restaurant plans to use this area for outdoor seating. As such, the proposed lease amendment would reduce the leasable area for Firehouse from 11,627 square feet to 9,439 square feet. Since the purchase option was based on a price per square foot amount of \$14.875, the purchase price would be reduced from \$172,951.63 to \$140,405.13. In consideration for releasing the retaining wall that was mainly paid for by Firehouse, the Village would give a \$10,000 credit to Firehouse at closing. Combined with a previously approved water line credit, the lease amendment adjusts the total closing credit to \$27,930.50. The lease amendment also provides easements to allow Firehouse to continue to maintain the lift station on 63 W. Washington Street prior to construction and allows construction access on 65 W. Washington Street to facilitate construction of the Mexican Restaurant. In early 2019, staff anticipates bringing forward plats of re-subdivision to finalize the property line configurations anticipated by the lease amendment.

Board and staff discussion focused on survey of the land; land is big enough to sell; amendment doesn't change the size of the business or affect the resale value; Firehouse's intent is to buy the property and sell the property. There was no further discussion.

A motion was made by Trustee Kauffman and seconded by Trustee Parr to approve an Ordinance Authorizing the Approval of an Amendment to the Lease Agreement with Firehouse Pizza and Pub, LLC, Concerning 65 W. Washington Street. (First Read of Ordinance, Waiver of Second Read)

Aye: Ryan Kauffman	Karin McCarthy-Lange
Pam Parr	Luis Perez
Judy Sollinger	Joe West
Nay: None	

The motion was declared carried by a roll call vote with six (6) aye votes and zero (0) nay votes.

### **PRESIDENT'S REPORT**

Thank you to Public Works staff and congratulations on Christmas Walk. She encouraged residents to schedule a time to have their water meters replaced once they receive the notice. Staff noted the water meter replacement program is a 4-5-year project; vendor is very flexible with the scheduling; intention is not to shut off the water.

### **TRUSTEE REPORTS**

Trustee Kauffman- congratulations to Director Cole on receiving her certificate. Way to go with Christmas Walk; thank you to Julie Hoffman and Public Works. Excited about the new projects in town.

Trustee Parr- congratulations to Director Cole on receiving her certificate. Way to go with Christmas Walk; thank you to Julie Hoffman and Public Works. Excited about the new projects in town.

Trustee Sollinger- congratulations on Christmas Walk. Receiving lots of compliments on the decorations in the downtown.

Trustee West- would like to attend the next IDOT meeting regarding Washington Street so he can get more informed and stay informed.

Trustee Perez- the school district came out favorably in the community survey; should share the survey results with the schools; Oswego schools matter. Staff will forward the information to the schools. Christmas Walk is a people event; pleasure to hear that it's not an expense to the citizens.

Trustee McCarthy-Lange – Christmas Walk is her favorite event; bigger and better; thank you to staff and Public Works.

**CLOSED SESSION**

There was no Closed Session held.

**ADJOURNMENT**

A motion was made by Trustee Kauffman and seconded by Trustee Parr to adjourn the meeting; upon a voice vote with all remaining members present voting aye, the meeting was adjourned at 8:07 p.m.

Tina Touchette  
Village Clerk